



**TOWNSHIP OF GALLOWAY
DEPARTMENT OF COMMUNITY DEVELOPMENT
PLANNING AND ZONING BOARDS**

300 E. JIMMIE LEEDS ROAD GALLOWAY, NJ 08205
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Heather Butler
Planning/Zoning Board Administrator

**MINUTES
PLANNING BOARD
SEPTEMBER 18, 2014**

The meeting was called to order at 7:02 PM. Ken Sooy chaired the meeting.

Present: Jim Cox, Tom Guercioni, Dan Jones, Betty Mannis, Matthew Geese, Charles Wimberg, Ken Sooy

Absent: Robert Bruno, Anthony Coppola, Pat Moran, Don Purdy

Approval of Minutes: August 7, 2014 **(Approved)**
August 21, 2014 **(Approved)**
September 4, 2014 **(Approved)**

Approval of Bill List: September 18, 2014 **(Approved)** Cox abstained from D773 & D1182

Approval of Decision & Resolutions #6-14 White Glove Hospitality **(Approved)**
#7-14 Cannon Ghelani **(Tabled)**
#12-14 Risley **(Tabled)**
#14-14 Risley **(Tabled)**
#15-14 Catando **(Tabled)**

Board Professionals Craig Hurless and Tiffany CuvIELlo were sworn in.

New Applications:

PB # 11-13

Jersey Shore Federal Credit Union Phase II
Jimmie Leeds & 8th Ave.
Block 982, Lot 24.03
Minor Subdivision & Final Site Plan

The applicant is represented by Michael DuPont of McKenna, DuPont, Higgins & Stone.

Rami Nassar was sworn in as an expert.

Mr. Nassar explained in detail what they are requesting for approval and gave an overview of the proposed site. The application was approved in 2013 for Phase I.

Craig Hurless read from his report dated August 13, 2014 with regards to the waivers being requested. It was explained that the applicant went to the board and received preliminary approval for Phases I, II, and III. Phase I (Jersey Shore Federal Credit Union) received final approval. The applicant is now requesting to amend the preliminary approval for Phase II and III and received final approval for Phase II only.

There are 4 design waivers being requested.

1. Parking – Stall size
2. Lighting
3. Curbing
4. Loading Area

Mr. Hurless requested testimony regarding how the loading will be done.

Mr. Nassar stated that the deliveries will unload in the drive thru lane during off peak hours and the restaurant would not be open at the time.

Ms. CuvIELlo discussed the parking, lighting and loading area.

Mr. Nassar discussed the variance being requested and why they are necessary.

1. Lot frontage
2. Side Yard Setback – Principal Structure
3. Rear Yard Setback – Accessory Structure
4. Side Yard Setback – Accessory Structure
5. Impervious Coverage
6. Side Yard Setback – Parking
7. Directional Sign Area
8. Directional Sign Height
9. Parking – Number of Spaces (Phase III)
10. Rear Yard Setback – Accessory Structure (Phase III)

Mr. Nassar and Ms. CuvIELlo discussed the signage.

Mr. Nassar discussed the positive and negative criteria.

Board Questions

Mr. Jones asked if the sign at Jimmie Leeds Rd. could cause a visibility problem.

No. It is not in the sight triangle.

Will all the unloading be done when the store is closed?

It will be before the store opens to the public.

Mr. Cox asked Mr. Hurless if there were any issues with the basin.

Mr. Hurless stated as long as the applicant removes the bottom clay barrier there would be no issues. Mr. Nassar stated that he would have no problem complying with that.

Mr. Hurless discussed the overall parking for all three phases.

Mr. Nassar stated the building would be stucco and brick.

Public Questions

William Hopp of 428 S. Eighth Avenue stated his concerns with noise, light pollution, signage, and landscaping.

Christine Tartaro of 301 Longfellow Ct. stated she does not want a Burger King and shared her concerns with traffic, noise, and odor.

Ms. Chamberlin of 450 S. Eighth Ave. stated her concerns with traffic, seagulls, deliveries, and the garbage.

Board solicitor, Jorge Coombs, gave a summary of the application.

There was a motion to approve application #11-13, Jersey Shore Federal Credit Union Phase II was made by Cox and seconded by Mannis.

All in favor: Cox, Guercioni, Jones, Mannis, Geese, Wimberg, and Sooy.

Meeting adjourned at 8:27 p.m.